



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE April 8, 2016	CONTACT/PHONE Cody Scheel (805) 781-5157 cscheel@co.slo.ca.us	APPLICANT Rowland Twisselman & T-Mobile	FILE NO. DRC2015-00045
LOCAL EFFECTIVE DATE April 22, 2016			
SUBJECT A request by ROWLAND TWISSELMAN & T-MOBILE for a Minor Use Permit (DRC215-00045) to allow for the co-location, construction and operation of an unmanned wireless communications facility consisting of three (3) new 8-foot tall panel antennas and three (3) Remote Radio Units mounted behind the proposed panel antennas, all to be located at a height of 60 feet on an existing 140-foot tall monopole. The project also involves the installation of two (2) equipment cabinets and one (1) H-frame on a concrete slab on grade, enclosed by an approximately 7-foot tall chain-link fence, located within an approximately 400 square foot lease area. The project will result in the disturbance of approximately 300 square feet of a 159-acre parcel. The proposed project is within the Agriculture land use category and is located at 7390 Cattle Drive, approximately 2 miles east of Bitterwater Road, approximately 7 miles northwest of the California Valley Village Reserve Line. The project site is in the Shandon-Carrizo sub area of the North County planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2015-00045 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption (pursuant to CEQA Guidelines 15303) was issued on March 17, 2016 (ED15-222)			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION None applicable	ASSESSOR PARCEL NUMBER 071-161-035	SUPERVISOR DISTRICT(S) 5
PLANNING AREA STANDARDS: None Applicable			
LAND USE ORDINANCE STANDARDS: Communications Facilities <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
EXISTING USES: Wireless communications facility for Verizon Wireless			
SURROUNDING LAND USE CATEGORIES AND USES: North: Agriculture / undeveloped East: Agriculture / Residences South: Agriculture / Residence West: Agriculture / undeveloped			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, Building Division, and Cal Fire			
TOPOGRAPHY: Nearly level to steeply sloping		VEGETATION: Grasses	
PROPOSED SERVICES: Water supply: N/A Sewage Disposal: N/A Fire Protection: Cal Fire		ACCEPTANCE DATE: November 4, 2015	

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242

PROJECT DESCRIPTION:

Project Site

The proposed project is located on a ridge line accessed off Cattle Drive, approximately 2 miles east of Bitterwater Road, approximately 7 miles northwest of the California Valley Village Reserve Line. The subject property is located in a distinctly rural area and is surrounded by sparsely developed Agriculture designated parcels. The landscape is characterized by grass-covered plains to rolling hills with pasture lands. The project site contains an existing wireless communications facility for Verizon Wireless. The existing facility consists of seven panel antennas capped on top of a 140-foot tall monopole, with two microwave dishes located at a height of 38 feet and 13 feet on the monopole. The site also consists of ground mounted equipment located within 1,580 square-foot lease area enclosed by a 7-foot tall chain link fence. The proposed T-Mobile facility would use the existing monopole for its panel antennas.

Proposed Project

The applicant is proposing the co-location, construction and operation of an unmanned wireless communications facility, consisting of the following improvements:

- Installation of three (3) 8-foot tall panel antennas located on T-arm antenna mounts, and three (3) Remote Radio Units mounted behind the panel antennas, all located at a height of 60 feet on the existing 140-foot tall monopole.
- Installation of two (2) prefabricated equipment cabinets and one (1) H-frame located on a 288 square foot concrete slab on grade, enclosed by a 7-foot tall chain link fence, located directly adjacent to the existing Verizon Wireless equipment lease area.
- Installation of appurtenant utilities, hardware, and equipment.
- The site would be accessed off Cattle Drive.

LAND USE ORDINANCE STANDARDS:

Section 22.30.180 – Communications Facilities

This Section of the Land Use Ordinance (Title 22) contains specific land use permit and application content requirements as well as siting and design standards for proposed wireless communications facilities. As described below, the proposed project meets these requirements:

Radio Frequency Analysis

Section 22.30.180(B) requires applications for communications facilities to provide estimates of non-ionizing radiation generated and/or received by the facility. These shall include estimates of the maximum electric and magnetic field strengths at the edge of the facility site and the extent that measurable fields extend in all directions from the facility.

Staff Response: The project complies with this requirement because the applicant supplied a report to evaluate the proposed communications facility for compliance with appropriate guidelines limiting human exposure to radio frequency (RF) electromagnetic fields. According to the RF report for this project (SiteSafe; August 7, 2015), the public exposure RF emissions limit

from the proposed facility combined with the existing facility would be less than 5 percent of the applicable public exposure limit at ground level. The report concludes that the facility would operate within the FCC standards for RF emissions.

Permit Requirements

Section 22.30.180(C)(1) requires Minor Use Permit approval for proposed wireless communications facilities that are either a) installed on existing structures, or b) co-located at existing communications facility sites. Conditional use permit approval is required for all other communications facilities.

Staff Response: The project requires Minor Use Permit approval because the proposed wireless communication facility is co-located at an existing wireless communications facility site, with proposed equipment located immediately adjacent to the existing facility equipment area.

Co-Location

According to Section 22.30.180(C)(2)(b), when co-location is not proposed, applications for communications facilities must provide information pertaining to the feasibility of joint-use antenna facilities, and discuss the reasons why such joint-use is not a viable option or alternative to a new site.

Staff Response: The project complies with this section because the project would be co-located at an existing communications facility site occupied by Verizon Wireless.

Development Standards

According to Section 22.30.180(C)(3), the preferred placement for new wireless communication facilities is on existing structures, completely hidden from public view or painted and blended to match existing structures. In addition, all facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to resemble rural, pastoral architecture (e.g. windmills, barns, trees) or other features determined to blend with the surrounding area and be finished in a texture and color deemed unobtrusive to the neighborhood in which it is located.

Staff Response: The proposed ground-mounted equipment would be located adjacent to Verizon's existing ground-mounted equipment at the base of the existing monopole. As conditioned, all antennas, T-arms, and associated mounting brackets shall be painted a non-reflective color to match the existing monopole. The existing monopole is located on a distant ridgeline and is difficult to see from public roads.

Unused Facilities

Section 22.30.180(4) requires all obsolete or unused facilities to be removed within 12 months of cessation of communication operations at the site.

Staff Response: The project is consistent with this standard because the applicant is required to enter into a performance agreement and financial instrument for site restoration.

AGENCY REVIEW:

Public Works – No concerns.

Environmental Health – Should aesthetic modifications result in a change in the storage location of reportable quantities of any hazardous materials, applicant shall amend any appropriate permits and plans with the Department of Environmental Health.

Agriculture Commissioner – Impacts to agriculture resources or operations will be less than significant, and the proposed project should be compatible with adjacent uses.

Cal Fire – No concerns

LEGAL LOT STATUS:

The one existing parcel consists of the southeast quarter of Section 14, Township 29 South, Range 17 East and was legally created by deed at a time when that was a legal method of creating parcels.

Staff report prepared by Cody Scheel and reviewed by Airlin Singewald.